

## Unincorporated Area Statistical Profiles

This section provides a closer look at each unincorporated community. Each page provides a brief summary of the area's demographic, economic, housing and development activity. The format is similar to the city profiles in Chapter VI so the reader can compare areas to each other and to the cities.

Limited information is available for three areas with very small unincorporated populations. These three - East King County, Eastside, and Green River Valley - are grouped as "Other" unincorporated areas on page 158.

Unincorporated Areas with profiles include:

- Bear Creek**
- East Sammamish**
- Enumclaw**
- Federal Way/Southwest**
- Highline**
- Newcastle**
- Northshore**
- Shoreline**
- Snoqualmie Valley**
- Soos Creek**
- Tahoma/Raven Heights**
- Vashon**

# BEAR CREEK

## Community Planning Area

### POPULATION

	1970	1980	1990	1999 Estimate	Forecast	2010 Forecast
Incorp.	100	1,000	2,700	3,900	3,700	4,400
Unincorp.	6,000	12,250	20,900	26,700	27,800	33,200
<b>TOTAL:</b>	<b>6,100</b>	<b>13,250</b>	<b>23,600</b>	<b>30,600</b>	<b>31,500</b>	<b>37,600</b>

Population Growth, 1980 - 1990: 78%

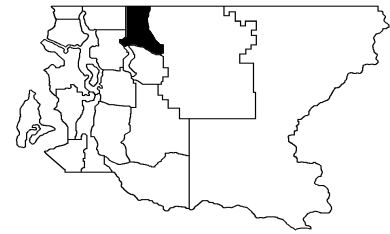
Population Growth, 1990 - 1999: 30%

#### 1990 Age Structure:

17 and under	6,840	29%
18 - 64	13,282	56%
65 and over	940	4.0%

#### Race and Ethnic Categories, 1990:

White	20,300	86%
African American	110	0.5%
Asian	430	1.8%
Hispanic*	430	1.8%



**With a total land area of 48 sq.mi. (30,720 acres), Bear Creek Planning Area includes a portion of the City of Redmond.**

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<b>POPULATION:</b>									
Unincorp. Area	12,250	20,900	23,900	24,500	25,200	25,800	26,400	26,700	28%
Pop.per sq.mi.	270	470	537	550	566	580	595	600	28%
<b>HOUSEHOLDS:</b>									
Total	3,800	6,600	7,650	7,950	8,200	8,460	8,700	8,800	33%
Household Size	3.23	3.17	3.12	3.09	3.07	3.05	3.04	3.02	
<b>HOUSING UNITS:</b>									
Total	<b>4,000</b>	<b>6,800</b>	<b>7,950</b>	<b>8,270</b>	<b>8,520</b>	<b>8,800</b>	<b>9,060</b>	<b>9,230</b>	36%
Single Family	3,580	6,200	7,350	7,670	7,910	8,190	8,430	8,580	38%
Mobile Homes	300	450	450	450	460	460	480	500	11%
Multifamily	120	150	150	150	150	150	150	150	0%

1990 Median House Value: \$207,700

1990 Median Rental: \$600

1999 Total New Residential Permits/Units:	118
Single Family**	114
Multifamily	2 / 4

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	3	529	1,352.00

1999 Short Plats:	1	4	5.40
Applications:	2	6	8.33
Recordings:			

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

POPULATION

DEMOGRAPHIC  
SUMMARY

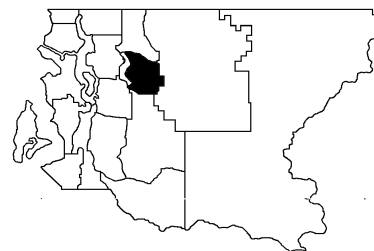
DEVELOPMENT  
ACTIVITY

# EAST SAMMAMISH

## Community Planning Area

### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	100	200	250	300	300	500
Unincorp.	5,900	12,100	31,050	44,700	42,900	51,700
<b>TOTAL:</b>	<b>6,000</b>	<b>12,300</b>	<b>31,300</b>	<b>45,000</b>	<b>43,200</b>	<b>52,200</b>



Population Growth, 1980 - 1990: 154%

Population Growth, 1990 - 1999: 44%

### 1990 Age Structure:

17 and under	9,780	31%
18 - 64	19,320	62%
65 and over	1,950	6.2%

### Race and Ethnic Categories, 1990:

White	29,630	95%
African American	190	0.6%
Asian	1,010	3.2%
Hispanic*	520	1.7%

**A portion of the City of Issaquah is included in the East Sammamish Community Planning Area. The area has a total land area of 43 square miles (27,700 acres). On August 31, 1999, the new City of Sammamish will incorporate with about 29,400 people.**

	1980	1990	1994	1995	1996	1997	1998	1999***	% Change 1990-1999
<b>POPULATION:</b>									
Unincorp. Area	12,100	31,050	37,500	38,100	39,400	41,000	42,900	44,700	44%
Pop.per sq.mi.	290	750	908	922	954	1,025	1,075	1,120	49%
<b>HOUSEHOLDS:</b>									
Total	3,890	10,500	12,700	13,000	13,600	14,200	15,000	15,900	51%
Household Size	3.06	2.92	2.95	2.91	2.88	2.87	2.85	2.80	
<b>HOUSING UNITS:</b>									
Total	<b>4,110</b>	<b>10,900</b>	<b>13,650</b>	<b>13,990</b>	<b>14,500</b>	<b>15,100</b>	<b>15,940</b>	<b>17,100</b>	57%
Single Family	3,860	9,700	11,710	12,050	12,380	12,780	13,240	13,880	43%
Mobile Homes	130	200	220	220	220	220	220	220	10%
Multifamily	120	1,000	1,720	1,720	1,900	2,100	2,480	3,000	200%

1990 Median House Value: \$230,800

1990 Median Rental: \$790

\*\*\*The April 1, 1999 population shown here includes about 29,400 in the City of Sammamish, incorporated later in the year. The remaining unincorp. area has 15,300 people in about 7,000 housing units.

1999 Total New Residential Permits/Units: 1,432  
 Single Family\*\* 835  
 Multifamily 39 / 597

1999 Formal Plats: #Plats #Lots #Acres  
 Applications: 1 29 7.33  
 Recordings: 9 347 170.58

1999 Short Plats:  
 Applications: 15 36 52.12  
 Recordings: 8 26 18.97

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

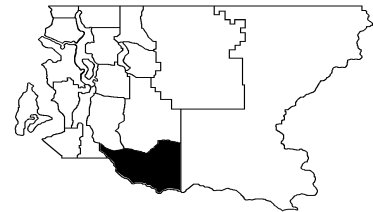
\*\* Single Family includes mobile homes.

# ENUMCLAW

## Community Planning Area

### POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	5,700	6,650	8,800	11,900	12,300	13,500
Unincorp.	8,400	10,600	12,400	13,900	15,400	16,700
<b>TOTAL:</b>	<b>14,100</b>	<b>17,250</b>	<b>21,200</b>	<b>25,800</b>	<b>27,700</b>	<b>30,200</b>



Population Growth, 1980 - 1990: 23%

Population Growth, 1990 - 1999: 22%

#### 1990 Age Structure:

17 and under	3,760	18%
18 - 64	7,620	36%
65 and over	1,020	4.8%

#### Race and Ethnic Categories, 1990:

White	11,270	53%
African American	40	0.2%
Asian	120	0.6%
Hispanic*	260	1.2%

**Portions of the City of Auburn and all of the City of Enumclaw, are included in the Enumclaw Community Planning Area. The area has a total land area of 122 square miles (78,000 acres).**

	<u>1980</u>	<u>1990</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>% Change</u> <u>1990-1999</u>
<b>POPULATION:</b>									
Unincorp. Area	10,600	12,400	13,400	13,500	13,600	13,700	13,800	13,900	12%
Pop.per sq.mi.	90	107	116	117	118	119	120	121	13%
<b>HOUSEHOLDS:</b>									
Total	3,420	4,100	4,450	4,520	4,600	4,650	4,700	4,750	16%
Household Size	3.10	3.01	3.01	2.99	2.97	2.95	2.94	2.92	
<b>HOUSING UNITS:</b>									
Total	<b>3,530</b>	<b>4,250</b>	<b>4,670</b>	<b>4,750</b>	<b>4,800</b>	<b>4,860</b>	<b>4,900</b>	<b>4,950</b>	16%
Single Family	2,830	3,250	3,500	3,550	3,580	3,620	3,640	3,680	13%
Mobile Homes	400	700	870	900	920	940	960	970	39%
Multifamily	300	300	300	300	300	300	300	300	0%

1990 Median House Value: \$127,100

1990 Median Rental: \$390

1999 Total New Residential Permits/Units: 50  
 Single Family\*\* 48  
 Multifamily 1 / 2

1999 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

1999 Short Plats:			
Applications:	4	9	47.44
Recordings:	1	2	10.00

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

# FEDERAL WAY

## Community Planning Area

### POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	-	200	68,000	85,300	85,300	102,200
Unincorp.	46,600	68,400	30,600	27,900	30,600	32,500
<b>TOTAL:</b>	<b>46,600</b>	<b>68,600</b>	<b>98,600</b>	<b>113,200</b>	<b>115,900</b>	<b>134,700</b>

Population Growth, 1980 - 1990: 44%

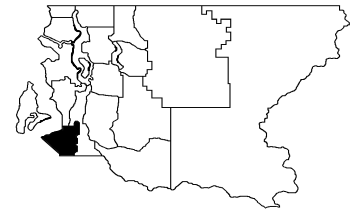
Population Growth, 1990 - 1999: 15%

#### 1990 Age Structure:

17 and under	8,640	9%
18 - 64	20,010	20%
65 and over	1,950	2.0%

#### Race and Ethnic Categories, 1990:

White	27,850	28%
African American	700	0.7%
Asian	1,460	1.5%
Hispanic*	820	0.8%



**The Federal Way Community Planning Area includes portions of Milton, Des Moines, Kent and all of the City of Federal Way. The total land area is 38 square miles or 24,320 acres.**

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<b>POPULATION:</b>									
Unincorp. Area	68,400	30,600	33,100	33,300	33,600	30,200	27,800	27,900	-9%
Pop.per sq.mi.	1,790	1,770	1,913	2,055	2,087	2,054	1,960	1,970	11%
<b>HOUSEHOLDS:</b>									
Total	22,820	10,800	11,700	11,800	12,000	10,700	9,800	9,860	-9%
Household Size	2.99	2.83	2.83	2.82	2.80	2.82	2.84	2.83	
<b>HOUSING UNITS:</b>									
Total	24,460	11,200	12,400	12,550	12,710	11,300	10,330	10,400	-7%
Single Family	17,520	8,400	9,120	9,250	9,340	7,920	7,900	7,970	-5%
Mobile Homes	1,140	900	980	1,000	1,020	1,030	1,050	1,050	17%
Multifamily	5,800	1,900	2,300	2,300	2,350	2,350	1,380	1,380	-27%

1990 Median House Value: \$107,300

1990 Median Rental: \$500

1999 Total New Residential Permits/Units:	139
Single Family**	139
Multifamily	0

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	3	86	22.45
Recordings:	5	148	76.22

1999 Short Plats:			
Applications:	3	6	4.86
Recordings:	1	4	1.52

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

POPULATION

DEMOGRAPHIC  
SUMMARY

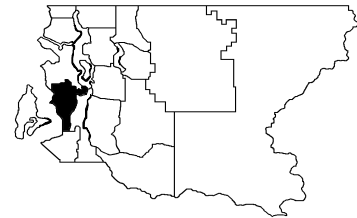
DEVELOPMENT  
ACTIVITY

# HIGHLINE

## Community Planning Area

### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	8,600	13,150	55,100	94,300	96,400	110,900
Unincorp.	125,800	110,950	78,700	45,200	44,500	47,000
<b>TOTAL:</b>	<b>134,400</b>	<b>124,100</b>	<b>133,800</b>	<b>139,500</b>	<b>140,900</b>	<b>157,900</b>



Population Growth, 1980 - 1990: 8%  
Population Growth, 1990 - 1999: 4%

#### 1990 Age Structure:

17 and under	18,380	14%
18 - 64	50,260	38%
65 and over	10,060	7.5%

#### Race and Ethnic Categories, 1990:

White	64,500	48%
African American	4,490	3.4%
Asian	6,880	5.1%
Hispanic*	3,240	2.4%

**The Highline Community Planning Area includes portions or all of the Cities of Kent, Tukwila, Burien, SeaTac, Des Moines and Normandy Park. The total land area is 38 square miles or 24,320 acres. Unincorporated communities include North Highline and West Hill.**

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<b>POPULATION:</b>									
Unincorp. Area	110,950	78,700	50,000	49,800	47,900	48,000	47,700	45,200	-43%
Pop. per sq. mi.	3,300	4,120	5,555	5,533	5,545	5,560	5,525	5,510	34%
<b>HOUSEHOLDS:</b>									
Total	43,950	32,200	19,900	19,900	19,100	19,200	19,200	18,400	-43%
Household Size	2.50	2.41	2.50	2.49	2.49	2.48	2.47	2.44	
<b>HOUSING UNITS:</b>									
Total	46,130	33,600	20,640	20,670	19,900	19,950	19,950	19,200	-43%
Single Family	30,950	20,950	12,610	12,640	11,880	11,930	11,940	11,520	-45%
Mobile Homes	1,540	650	400	400	400	400	410	420	-35%
Multifamily	13,640	12,000	7,630	7,630	7,620	7,620	7,600	7,250	-40%

1990 Median House Value: \$98,800

1990 Median Rental: \$410

1998 Total New Residential Permits/Units:	64
Single Family**	64
Multifamily	0

1999 Formal Plats:	# Plats	# Lots	# Acres
Applications:	2	29	3.89
Recordings:	2	50	9.25

1999 Short Plats:			
Applications:	9	21	3.89
Recordings:	5	12	1.52

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

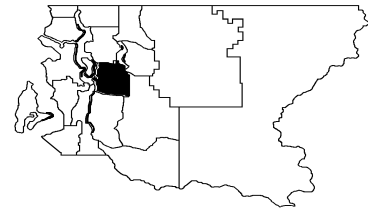
\*\* Single Family includes mobile homes.

# NEWCASTLE

## Community Planning Area

### POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	17,300	22,850	35,150	63,200	63,200	69,400
Unincorp.	34,200	42,200	44,850	29,600	29,600	32,800
<b>TOTAL:</b>	<b>51,500</b>	<b>65,050</b>	<b>80,000</b>	<b>92,800</b>	<b>92,800</b>	<b>102,200</b>



Population Growth, 1980 - 1990: 23%

Population Growth, 1990 - 1999: 16%

#### 1990 Age Structure:

17 and under	11,260	14%
18 - 64	30,260	38%
65 and over	3,330	4.2%

#### Race and Ethnic Categories, 1990:

White	41,080	51%
African American	660	0.8%
Asian	2,590	3.2%
Hispanic*	830	1.0%

**With a total land area of 47 square miles (30,080 acres), the Newcastle Community Planning area includes the Cities of Bellevue (portion), Renton (portion), Issaquah (portion), and Newcastle.**

	<u>1980</u>	<u>1990</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>% Change</u> <u>1990-1999</u>
<b>POPULATION:</b>									
Unincorp. Area	42,200	44,850	39,300	30,200	29,300	29,600	29,500	29,600	-34%
Pop.per sq.mi.	1,100	1,300	1,275	1,195	1,185	1,260	1,260	1,265	-3%
<b>HOUSEHOLDS:</b>									
Total	13,370	16,000	13,800	10,300	10,000	10,160	10,150	10,200	-36%
Household Size	3.16	2.81	2.85	2.93	2.93	2.91	2.90	2.88	
<b>HOUSING UNITS:</b>									
Total	14,100	16,700	14,450	10,700	10,400	10,550	10,550	10,650	-36%
Single Family	12,550	13,900	12,300	9,900	9,600	9,620	9,600	9,690	-30%
Mobile Homes	350	400	380	330	330	330	350	360	-10%
Multifamily	1,200	2,400	1,770	470	470	600	600	600	-75%

1990 Median House Value: \$168,100

1990 Median Rental: \$600

1999 Total New Residential Permits/Units: 214  
 Single Family\*\* 120  
 Multifamily 5 / 94

1999 Formal Plats: # Plats #Lots #Acres  
 Applications: 1 51 12.75  
 Recordings: 1 27 6.90

1999 Short Plats:  
 Applications: 8 18 32.91  
 Recordings: 10 27 32.48

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

POPULATION

DEMOGRAPHIC  
SUMMARY

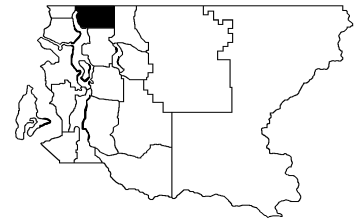
DEVELOPMENT  
ACTIVITY

# NORTHSHORE

## Community Planning Area

### POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	4,900	9,350	24,500	56,400	55,000	60,300
Unincorp.	33,000	58,550	68,600	48,600	48,800	52,200
<b>TOTAL:</b>	<b>37,900</b>	<b>67,900</b>	<b>93,100</b>	<b>105,000</b>	<b>103,800</b>	<b>112,500</b>



Population Growth, 1980 - 1990: 37%

Population Growth, 1990 - 1999: 13%

#### 1990 Age Structure:

17 and under	20,770	22%
18 - 64	44,170	47%
65 and over	3,660	3.9%

#### Race and Ethnic Categories, 1990:

White	63,810	69%
African American	790	0.8%
Asian	3,290	3.5%
Hispanic*	1,560	1.7%

*The cities of Woodinville, Bothell (portion), Kirkland (portion) and Redmond (portion) are within the Northshore Community Planning Area. The community of Kenmore incorporated in late 1998 with a population of about 17,000. The total land area is 39 square miles or 24,960 acres.*

	<u>1980</u>	<u>1990</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>% Change</u> <u>1990-1999</u>
<b>POPULATION:</b>									
Unincorp. Area	58,550	68,600	63,100	63,700	63,900	64,200	65,200	48,600	-29%
Pop.per sq.mi.	1,760	2,280	3,525	3,558	3,670	3,720	3,780	4,400	93%
<b>HOUSEHOLDS:</b>									
Total	18,900	23,600	21,650	21,940	22,000	22,100	22,600	16,400	-31%
Household Size	3.08	2.89	2.91	2.90	2.90	2.90	2.88	2.95	
<b>HOUSING UNITS:</b>									
Total	<b>19,800</b>	<b>24,500</b>	<b>22,320</b>	<b>22,640</b>	<b>22,700</b>	<b>22,880</b>	<b>23,400</b>	<b>17,200</b>	-30%
Single Family	15,850	18,500	17,360	17,470	17,530	17,630	17,800	13,100	-29%
Mobile Homes	450	500	450	450	450	460	470	100	-80%
Multifamily	3,500	5,500	4,510	4,720	4,720	4,790	5,130	4,000	-27%
<b>1990 Median House Value:</b>	<b>\$169,700</b>								
<b>1990 Median Rental:</b>	<b>\$560</b>								

**1999 Total New Residential Permits/Units:** 503  
 Single Family\*\* 184  
 Multifamily 2 / 319

**1999 Formal Plats:**    # Plats    #Lots    #Acres  
 Applications:    6    98    18.00  
 Recordings:    0    0    0.00

**1999 Short Plats:**  
 Applications:    9    27    10.85  
 Recordings:    12    37    17.75

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

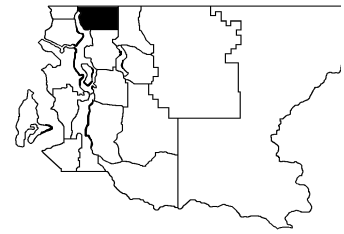


# SHORELINE

## Community Planning Area

### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	2,500	2,500	4,000	65,200	64,100	66,300
Unincorp.	61,100	58,500	60,700	800	2,400	2,000
<b>TOTAL:</b>	<b>63,600</b>	<b>61,000</b>	<b>64,700</b>	<b>66,000</b>	<b>66,500</b>	<b>68,300</b>



Population Growth, 1980 - 1990: 6%  
Population Growth, 1990 - 1999: 2%

#### 1990 Age Structure:

17 and under	13,800	21%
18 - 64	38,680	60%
65 and over	8,220	12.7%

#### Race and Ethnic Categories, 1990:

White	53,450	83%
African American	950	1.5%
Asian	5,470	8.5%
Hispanic*	1,360	2.1%

**The cities of Lake Forest Park and Shoreline are within the Shoreline Community Planning area. The total land area is 16 square miles or 10,600 acres. Less than 2% of the area and population remain unincorporated.**

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<b>POPULATION:</b>									
Unincorp. Area	58,500	61,300	61,600	58,500	5,200	3,200	2,900	800	-99%
Pop.per sq.mi.	3,990	4,240	4,400	4,398	3,150	3,720	3,820	3,500	-17%
<b>HOUSEHOLDS:</b>									
Total	21,050	23,500	23,700	22,400	2,300	1,550	1,400	450	-98%
Household Size	2.71	2.54	2.53	2.54	2.26	2.06	2.10	1.78	
<b>HOUSING UNITS:</b>									
Total	21,770	18,800	24,400	23,080	2,400	1,600	1,450	600	-97%
Single Family	17,140	18,100	18,200	17,160	1,260	750	600	100	-99%
Mobile Homes	180	100	100	100	0	0	0	0	-100%
Multifamily	4,450	600	6,100	5,820	1,140	850	850	500	-17%

1990 Median House Value: \$148,500

1990 Median Rental: \$500

1999 Total New Residential Permits/Units: 2  
Single Family\*\* 2  
Multifamily 0

1999 Formal Plats: #Plats #Lots #Acres  
Applications: 0 0 0.00  
Recordings: 0 0 0.00

1999 Short Plats:  
Applications: 0 0 0.00  
Recordings: 0 0 0.00

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

POPULATION

DEMOGRAPHIC  
SUMMARY

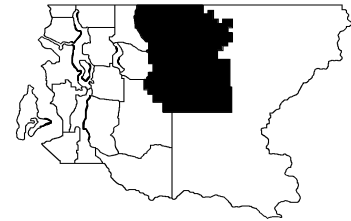
DEVELOPMENT  
ACTIVITY

# SNOQUALMIE VALLEY

## Community Planning Area

### POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	4,000	4,700	8,200	12,000	12,500	17,200
Unincorp.	9,600	15,150	21,200	25,800	26,400	32,600
<b>TOTAL:</b>	<b>13,600</b>	<b>19,850</b>	<b>29,400</b>	<b>37,800</b>	<b>38,900</b>	<b>49,800</b>



**The Snoqualmie Valley  
Community Planning Area  
includes the Cities of Carnation,  
Duvall, North Bend and  
Snoqualmie. There is a total of  
395 square miles or 252,800 acres  
of land in this area.**

Population Growth, 1980 - 1990: 48%

Population Growth, 1990 - 1999: 29%

### 1990 Age Structure:

17 and under	6,910	24%
18 - 64	13,020	44%
65 and over	1,270	4.3%

### Race and Ethnic Categories, 1990:

White	20,490	70%
African American	90	0.3%
Asian	270	0.9%
Hispanic*	460	1.6%

	<u>1980</u>	<u>1990</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>% Change</u> <u>1990-1999</u>
<b>POPULATION:</b>									
Unincorp. Area	15,150	21,200	24,000	24,500	25,100	25,500	25,700	25,800	22%
Pop.per sq.mi.	39	56	64	65	67	68	69	69	23%
<b>HOUSEHOLDS:</b>									
Total	5,110	7,500	8,440	8,650	8,900	9,100	9,250	9,400	25%
Household Size	2.86	2.80	2.81	2.80	2.79	2.77	2.70	2.69	
<b>HOUSING UNITS:</b>									
Total	<b>5,380</b>	<b>7,700</b>	<b>8,780</b>	<b>9,010</b>	<b>9,220</b>	<b>9,400</b>	<b>9,570</b>	<b>9,750</b>	27%
Single Family	4,520	6,100	6,900	7,050	7,220	7,330	7,430	7,580	24%
Mobile Homes	600	1,300	1,580	1,660	1,700	1,760	1,830	1,860	43%
Multifamily	260	300	300	300	300	310	310	310	3%

1990 Median House Value: \$128,400

1990 Median Rental: \$460

1999 Total New Residential Permits/Units:	169
Single Family**	163
Multifamily	3 / 6

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	2	21	61.81
Recordings:	1	6	100.79

1999 Short Plats:			
Applications:	6	12	89.56
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

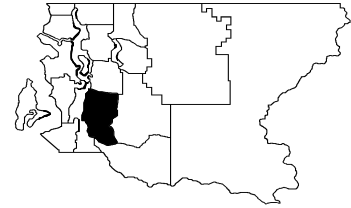
\*\* Single Family includes mobile homes.

# SOOS CREEK

## Community Planning Area

### POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999 Estimate</u>	<u>2000 Forecast</u>	<u>2010 Forecast</u>
Incorp.	11,700	17,650	31,450	67,300	69,500	68,600
Unincorp.	48,400	71,050	95,350	84,000	78,000	88,500
<b>TOTAL:</b>	<b>60,100</b>	<b>88,700</b>	<b>126,800</b>	<b>151,300</b>	<b>147,500</b>	<b>157,100</b>



Population Growth, 1980 - 1990: 43%

Population Growth, 1990 - 1999: 19%

#### 1990 Age Structure:

17 and under	29,070	23%
18 - 64	60,870	48%
65 and over	5,410	4.3%

#### Race and Ethnic Categories, 1990:

White	85,630	68%
African American	2,290	1.8%
Asian	5,720	4.5%
Hispanic*	2,430	1.9%

**Soos Creek Community Planning Area includes portions of the City of Renton, Kent, Auburn and Covington. The total land area for Soos Creek is 73 square miles or, 46,720 acres.**

	<u>1980</u>	<u>1990</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>% Change 1990-1999</u>
<b>POPULATION:</b>									
Unincorp. Area	71,050	95,350	105,500	104,300	90,500	91,800	82,600	84,000	-12%
Pop.per sq.mi.	1,100	1,485	16,660	1,673	1,595	1,620	1,600	1,625	9%
<b>HOUSEHOLDS:</b>									
Total	22,450	32,100	35,800	35,800	31,000	31,700	28,630	29,300	-9%
Household Size	3.16	2.97	2.94	2.94	2.92	2.90	2.89	2.87	
<b>HOUSING UNITS:</b>									
Total	23,460	33,400	37,660	37,400	32,500	33,250	30,100	30,900	-7%
Single Family	19,620	25,900	28,730	28,780	25,270	25,500	22,300	22,640	-13%
Mobile Homes	990	2,000	2,330	2,350	2,130	2,250	2,380	2,420	21%
Multifamily	2,850	5,500	6,600	6,270	5,100	5,500	5,420	5,840	6%
<b>1990 Median House Value:</b>	<b>\$126,200</b>								
<b>1990 Median Rental:</b>	<b>\$510</b>								

**1999 Total New Residential Permits/Units: 604**  
 Single Family\*\* 326  
 Multifamily 3 / 278

**1999 Formal Plats:**

	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	14	393	90.95
Recordings:	4	111	69.07

**1999 Short Plats:**

Applications:	3	9	54.48
Recordings:	4	10	23.63

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

POPULATION

DEMOGRAPHIC SUMMARY

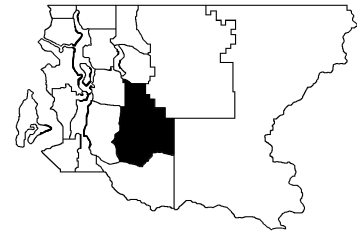
DEVELOPMENT ACTIVITY

# TAHOMA / RAVEN HEIGHTS

## Community Planning Area

### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	5,400	6,500	8,900	30,600	30,000	30,500
Unincorp.	13,700	24,400	35,100	26,400	26,300	28,100
<b>TOTAL:</b>	<b>19,100</b>	<b>30,900</b>	<b>44,000</b>	<b>57,000</b>	<b>56,300</b>	<b>58,600</b>



Population Growth, 1980 - 1990: 42%

Population Growth, 1990 - 1999: 30%

### 1990 Age Structure:

17 and under	10,980	25%
18 - 64	22,280	51%
65 and over	1,840	4.2%

### Race and Ethnic Categories, 1990:

White	33,610	76%
African American	390	0.9%
Asian	550	1.3%
Hispanic*	730	1.7%

*The two new cities of Maple Valley and Covington plus the cities of Black Diamond and Issaquah are within the Tahoma/Raven Heights Community Planning Area. The total land area is 149 square miles or 68,540 acres.*

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<b>POPULATION:</b>									
Unincorp. Area	24,400	35,100	41,400	42,500	43,700	44,600	26,300	26,400	-25%
Pop. per sq. mi.	170	255	300	308	320	326	207	208	-18%
<b>HOUSEHOLDS:</b>									
Total	7,800	11,600	13,900	14,400	14,800	15,300	9,500	9,600	-17%
Household Size	3.13	3.01	2.96	2.94	2.94	2.90	2.76	2.75	
<b>HOUSING UNITS:</b>									
Total	8,250	12,100	14,680	15,280	15,700	16,200	10,000	10,150	-16%
Single Family	7,320	10,500	12,530	13,070	13,450	13,660	8,050	8,170	-22%
Mobile Homes	740	1,400	1,740	1,800	1,840	1,980	1,850	1,880	34%
Multifamily	190	200	410	410	410	560	100	100	-50%

1990 Median House Value: \$136,900

1990 Median Rental: \$490

1999 Total New Residential Permits/Units: 129  
 Single Family\*\* 125  
 Multifamily 2 / 4

1999 Formal Plats: # Plats # Lots # Acres  
 Applications: 0 0 0.00  
 Recordings: 1 26 39.12

1999 Short Plats:  
 Applications: 3 10 93.67  
 Recordings: 4 9 27.27

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

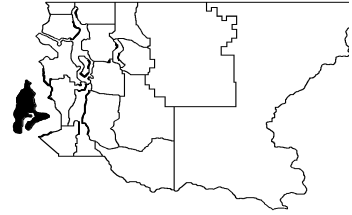
\*\* Single Family includes mobile homes.

# VASHON

## Community Planning Area

### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	0	0	0	0	0	0
Unincorp.	6,500	7,400	9,300	10,700	10,800	11,000
<b>TOTAL:</b>	<b>6,500</b>	<b>7,400</b>	<b>9,300</b>	<b>10,700</b>	<b>10,800</b>	<b>11,000</b>



Population Growth, 1980 - 1990: 26%

Population Growth, 1990 - 1999: 15%

#### 1990 Age Structure:

17 and under	2,430	26%
18 - 64	5,720	62%
65 and over	1,150	12.4%

#### Race and Ethnic Categories, 1990:

White	9,030	97%
African American	40	0.4%
Asian	140	1.5%
Hispanic*	160	1.7%

**Vashon Community Planning Area is the only area that does not contain any incorporated cities. The total acreage for this island is 23,680 or 37 square miles.**

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<b>POPULATION:</b>									
Unincorp. Area	7,400	9,300	10,200	10,300	10,400	10,500	10,600	10,700	15%
Pop. per sq. mi.	200	250	276	278	281	284	286	289	16%
<b>HOUSEHOLDS:</b>									
Total	2,890	3,800	4,270	4,330	4,400	4,460	4,530	4,600	21%
Household Size	2.53	2.43	2.36	2.36	2.34	2.33	2.32	2.31	
<b>HOUSING UNITS:</b>									
Total	3,100	4,500	5,000	5,080	5,140	5,220	5,270	5,360	19%
Single Family	2,650	4,000	4,420	4,480	4,520	4,570	4,600	4,670	17%
Mobile Homes	150	200	240	260	280	310	330	350	75%
Multifamily	300	300	340	340	340	340	340	340	13%

1990 Median House Value: \$151,700

1990 Median Rental: \$400

1999 Total New Residential Permits/Units: 86  
 Single Family\*\* 84  
 Multifamily 1 / 2

1999 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

1999 Short Plats:			
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.

## OTHER COMMUNITY PLANNING AREAS

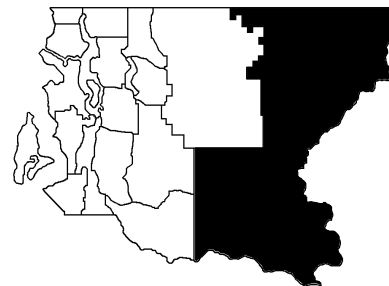
### EAST KING COUNTY

#### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	300	200	250	300	400	400
Unincorp.	500	400	700	800	900	900
<b>TOTAL:</b>	<b>800</b>	<b>600</b>	<b>950</b>	<b>1,100</b>	<b>1,300</b>	<b>1,300</b>

Population Growth, 1980 - 1990: 58%

Population Growth, 1990 - 1999: 16%



### EASTSIDE

#### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	111,900	136,450	162,500	177,600	179,000	197,000
Unincorp.	8,000	8,300	1,300	1,200	2,000	2,000
<b>TOTAL:</b>	<b>119,900</b>	<b>144,750</b>	<b>163,800</b>	<b>178,800</b>	<b>181,000</b>	<b>199,000</b>

Population Growth, 1980 - 1990: 13%

Population Growth, 1990 - 1999: 9%

*The three remaining planning areas have unincorporated populations that are too small to provide reliable demographic detail. This profile displays only total population for East King County, Eastside, and Green River Valley.*

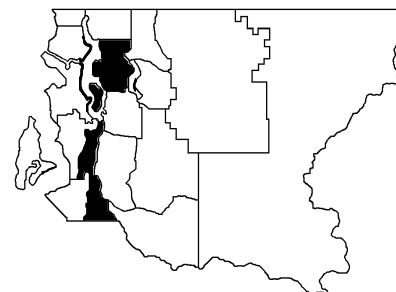
### GREEN RIVER VALLEY

#### POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	45,300	51,250	68,100	81,100	81,500	100,000
Unincorp.	3,000	2,950	2,500	900	2,500	3,000
<b>TOTAL:</b>	<b>48,300</b>	<b>54,200</b>	<b>70,600</b>	<b>82,000</b>	<b>84,000</b>	<b>103,000</b>

Population Growth, 1980 - 1990: 30%

Population Growth, 1990 - 1999: 16%



**Sources:** 1990 Census of Population and Housing

\* Persons of Hispanic Origin can be of any race.

\*\* Single Family includes mobile homes.